

EXHIBIT 12

Message

From: Robert Lipson
Sent: 9/5/2017 6:59:40 PM
To: bob carlson [bob@silicapond.com]
CC: David Piscuskas [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=f9b67b532e564111b939bf66418573c9-dp]; Spencer Leaf [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=09efc056eadd4bf09250593f9a163dae-sleaf]
Subject: RE: 38 Highgate Budget Estimates
Attachments: 170905 Highgate GC Comparison Summary and Detailed Breakdown.xlsx

Bob,

In addition to the Landscape and Site Construction breakdown I sent you on Friday here's the complete detailed spreadsheet comparing all three budget estimates.

Tab 1 – Detailed Comparison

This shows the full breakdown of the apples-to-apples comparison between the three GCs. I have highlighted in yellow the anomalous line items that are either too high or too low, in my opinion. I focused mainly on the costs; We will want to double check for scope as well. Given much is still up in the air that is hard to do but there may be a few items that jump out at us.

The green highlighted cells represent items that needed to be relocated from other sections in order to make the comparison apples-to-apples. (This also allows me to keep track of the differences between what the contractors sent and the final spreadsheet.)

Tab 2 – Summary Comparison

I have rejigged the green highlighted-sections per the detailed breakdown so the summaries the contractors provided are a little different but the bottom lines are the same.

Tab 3 – Landscape & Site Only

This is the partial spreadsheet sent on Friday to Garrett

ROBERT LIPSON
SENIOR PROJECT MANAGER

1100 ARCHITECT
475 TENTH AVENUE NEW YORK NY 10018
T 212 645 1011 • F 212 645 4670

WWW.1100ARCHITECT.COM

Connect with us on Facebook and Twitter:
<http://www.facebook.com/1100architect>
<http://twitter.com/1100architect>

From: bob carlson [mailto:bob@silicapond.com]
Sent: Friday, September 01, 2017 2:22 PM
To: Robert Lipson <rlipson@1100architect.com>; 'Garrett Newton' <garrett@reedhilderbrand.com>; Spencer Leaf <sleaf@1100architect.com>; David Piscuskas <dp@1100architect.com>
Cc: Chris Moyles <chris@reedhilderbrand.com>; Gary Hilderbrand <gary@reedhilderbrand.com>; Daniel Widis <Daniel@reedhilderbrand.com>
Subject: Re: 38 Highgate Budget

Regarding general contractor OH&P on landscape: we try to limit this to 50% of the normal GC OH&P on the building portion of the project. For example at 39 Highgate TFC gets 14% on building trades and 7% on the landscape sub contractor.

Bob Carlson

Robert Lipson Bob Carlson On 9/1/17, 12:23 PM, "Robert Lipson" <rlipson@1100architect.com> wrote:

Garrett,

As requested, attached is the detailed breakdown and comparison of the Site & Landscape estimates from the three contractors.

A few notes:

1. The costs highlighted in yellow are ones I have flagged as potentially too high or too low.
2. Sea-Dar's breakdown was typically more thorough. In the 'notes' column I have indicated line items in Shawmut's and CH Newton's estimate which need to be confirmed as included or excluded.
3. Sea-Dar's specifically broke down the fees, insurance, and OH&P associated with their **Landscape** estimate. All other below-the- line costs are approximate extrapolations based on each section's percent of the overall cost.

Have a great weekend,

ROBERT LIPSON
SENIOR PROJECT MANAGER

1100 ARCHITECT
475 TENTH AVENUE NEW YORK NY 10018
T 212 645 1011 • F 212 645 4670

[WWW.1100ARCHITECT.COM](http://www.1100architect.com) <<http://www.1100architect.com>>

Connect with us on Facebook and Twitter:

<http://www.facebook.com/1100architect> <<http://www.facebook.com/1100architect>>

<http://twitter.com/1100architect> <<http://twitter.com/1100architect>>

From: Garrett Newton [<mailto:garrett@reedhilderbrand.com>]
Sent: Thursday, August 24, 2017 11:26 AM
To: Spencer Leaf <sleaf@1100architect.com>; David Piscuskas <dp@1100architect.com>; Robert Lipson <rlipson@1100architect.com>
Cc: bob carlson <bob@silicapond.com>; Chris Moyles <chris@reedhilderbrand.com>; Gary Hilderbrand <gary@reedhilderbrand.com>; Daniel Widis <Daniel@reedhilderbrand.com>
Subject: 38 Highgate Budget

Spencer, David, and Robert,

We understand the budget numbers for the project have come back from the bidding GC's. Please share once you have compiled. We wish to review the landscape / site work bids prior to any communication of the budget to Amy.

Spencer, hope you're able to some sleep at night with the new addition!

Best wishes,
Garrett

Garrett C Newton
Associate

617 972 7924

Reed Hilderbrand LLC
Landscape Architecture
130 Bishop Allen Drive
Cambridge, MA 02139

www.reedhilderbrand.com <<http://www.reedhilderbrand.com>>

38 Highgate Budget Estimate

Estimates Received 8/16/2017

16,050 Square Feet

House Trade Costs		Schedule Duration	Shawmut 30.5 Months	CH Newton 24 Months	Sea-Dar 30 Months
010000 General Requirements			\$ 3,241,412	\$ 1,240,788	\$ 1,995,550
010000 Preconstruction Services	\$ 104,910		\$ -	\$ -	\$ -
010000 General Requirements/Super/Allowance	\$ 3,000,000	Too High, Need Detail	\$ 9,750	\$ -	\$ -
013000 Cleaning	\$ 30,000	\$ -	\$ -	\$ -	\$ -
013000 Surveying / Benchmark	\$ -	\$ -	\$ -	\$ -	\$ -
014000 Temp Utility Charges	\$ -	\$ -	\$ -	\$ -	\$ -
017000 Safety /OSHA Compliance	\$ -	\$ -	\$ -	\$ -	\$ -
019000 Weather / Winter Conditions Allowance	\$ -	\$ -	\$ -	\$ -	\$ -
019250 Phasing Costs - Multiple Mobilizations, etc	\$ 30,502	\$ -	\$ -	\$ -	\$ -
100000 Phasing Costs - Separate/Secure in Const	\$ 76,000	\$ -	\$ -	\$ -	\$ -
010000 As-Builts / Site Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Security Gate / Construction Fence	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Security Guard or Automated Security Sy	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Building Permit	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Dumpster / Rubbish Removal	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Equipment Lull	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Mobilization	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Site Trailer	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Temp Sanitary Facilities	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Proj Executive	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Project Manager - Full Time	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Asst Project Manager	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Site Super / Master Builder - Full Time	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Asst Site Super	\$ -	\$ -	\$ -	\$ -	\$ -
010000 Staff Escalation	\$ -	\$ -	\$ -	\$ -	\$ -
030000 Concrete	\$ 304,069	\$ 2,308,219	Too High?	\$ 292,940	
033000 Concrete	\$ 304,069	Too Low?	\$ -	\$ -	\$ -
033000 3" Rigid Insulation	\$ -	\$ 14,299	\$ -	\$ -	\$ -
033000 4" Structural Concrete Slabs	\$ -	\$ 50,319	\$ -	\$ -	\$ -
033000 \$200SF 2' Thick Mat Slab	\$ -	\$ 2,231,600	Too High? Need Detail	\$ -	\$ -
033000 Labor for Footings & Foundation Walls	\$ -	\$ 12,000	\$ -	\$ -	\$ -
033000 Ex g Home & Basement - Structure / Envcl	\$ -	\$ -	\$ 218,161	Too Low?	\$ -
033000 Dining Pavilion - Structure / Envelope	\$ -	\$ -	\$ 52,165	Too Low?	\$ -
033000 Retaining Wall / Garage - Structure / Env	\$ -	\$ -	\$ 22,614	Too Low?	\$ -
040000 Masonry	\$ 1,680,811	\$ 300,000		\$ 1,316,550	
042000 Façade & Chimney Brick	\$ 112,211	\$ 45,000	\$ 88,550	\$ -	\$ -
044000 Custom Marble Brick / Panels	\$ 1,568,600	Too High? Need Detail	\$ 245,000	Too Low? Need Detail	\$ 1,218,000
044000 Shop Drawings & Mock-ups	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
050000 Structural Steel	\$ 219,604	\$ 292,625		\$ 301,420	
051000 Structural Steel	\$ 219,604	Too Low? Need Detail	\$ 277,625	\$ -	\$ -
051000 Site Welding	\$ -	\$ -	\$ 15,000	Allowance	\$ -
051100 Structure - Existing House	\$ -	\$ -	\$ -	\$ -	\$ -
051100 Structure - Gem	\$ -	\$ -	\$ -	\$ -	\$ -
051100 Structure - Dining Pavilion	\$ -	\$ -	\$ -	\$ -	\$ -
050000 Ornamental Metal	\$ -	\$ 57,300		\$ 49,500	
057000 Gutter Linings & Downspouts	In Roofing	\$ -	\$ 39,300	\$ 49,500	\$ -
057000 HVAC Grilles & Returns		\$ -	\$ 18,000	\$ -	\$ -

060000 Wood & Plastics		\$ 1,754,219	\$ 2,494,770	\$ 1,805,092
061100 Exterior Trim	\$ 76,635 Too Low?	\$ 216,634 Too High?	Need Details -	\$ 66,850 In Ext Finish Carpentry
061100 Wood Siding	\$ 265,405 In Exterior Trim	\$ 71,056 \$ 772,375 Too High?	Need Details -	\$ 559,054 Details in Siding 074550
061100 Rough Carpentry - Existing House	\$ 95,000 95K in 02250 & 06110?	Confirm Included	In Ex'g House	Confirm Included \$ 125,000
061100 Underpinning (Trade Clarification 6)	\$ 265,405 In Ex'g House	Confirm Included	In Ex'g House	Confirm Included \$ 32,400
061100 Rough Carpentry - Gem	\$ 95,000 In Ex'g House	Confirm Included	In Trim and Siding	Confirm Included \$ 50,013
061100 Rough Carpentry - Dining Pavilion	\$ 265,405 In Millwork	Confirm Included	In Trim and Siding	Confirm Included \$ 185
061100 Exterior Finish Carpentry - Existing House	\$ 265,405 In Millwork	Confirm Included	In Trim and Siding	Confirm Included Assumed None
061650 Exterior Finish Carpentry - Gem	\$ 265,405 In Millwork	Confirm Included	In Millwork	Confirm Included \$ 125,188
061650 Exterior Finish Carpentry - Dining Pavilion	\$ 265,405 In Millwork	Confirm Included	In Millwork	Confirm Included \$ 13,062
062000 Interior Finish Carpentry L&M - Existing House	\$ 265,405 In Millwork	Confirm Included	In Millwork	Confirm Included \$ 12,040
062000 Interior Finish Carpentry L&M - Gem	\$ 265,405 In Millwork	Confirm Included	In Millwork	\$ - Confirm Included
062000 Interior Finish Carpentry L&M - Dining Pavilion	\$ 265,405 In Millwork	Confirm Included	\$ 15,000 \$ 1,119,705	\$ -
062000 Interior Finish Mock-Ups	\$ 265,405 In Millwork	Confirm Included	\$ 300,000 \$ 1,317,189 Allowance	\$ -
064000 Architectural Millwork	\$ 265,405 In Millwork	Confirm Included	\$ - Confirm Included	\$ 634,700
064000 Architectural Millwork - 3 Stairs	\$ 265,405 In Millwork	Confirm Included	\$ - Confirm Included	\$ 44,400
064000 Architectural Millwork - Gem	\$ 265,405 In Millwork	Confirm Included	\$ - Confirm Included	\$ 142,200
064000 Architectural Millwork - Dining Pavilion	\$ 265,405 In Millwork	Confirm Included	\$ 525,790	\$ 615,443
070000 Thermal and Moisture Protection		\$ 188,854		
071000 Waterproofing	\$ 81,228 Too Low?	Need Details	\$ 195,000	\$ 55,425
079000 Caulking	\$ 81,228 Too Low?	Need Details	\$ - Confirm Included	\$ 22,000
072000 Thermal Protection / Insulation	\$ 81,228 Too Low?	Need Details	\$ 135,365	\$ 131,305
073000 Roofing - Existing House (Traditional)	\$ 81,228 Too Low?	Need Details	\$ 149,375	\$ 159,050
074400 Roofing - Existing House (Metal Standing	\$ 81,228 Too Low?	Need Details	\$ - Confirm Included	\$ 29,250
075000 Roofing - Gem	\$ 20,400 In WaterFling	Confirm Included	\$ - Confirm Included	\$ 45,000
075000 Roofing - Dining Pavilion	\$ 20,400 In WaterFling	Confirm Included	\$ 31,050	\$ 11,813
074500 Metal Panels	\$ 2,250	Confirm Included	\$ - Confirm Included	\$ 23,375
076000 Flashing & Sheet Metal	\$ 2,250	Confirm Included	\$ 15,000	\$ 77,975
077000 Roof Specialties - Pavers & Gutters	\$ 2,250	Confirm Included	\$ - Confirm Included	\$ 60,250
080000 Doors & Windows		\$ 2,788,883	\$ 2,591,126	\$ 2,481,175
082000 Wood Doors	\$ 45,600	\$ - Confirm Quantity	\$ 50,800	
082000 Wood Doors - Swinging	\$ 45,600	\$ - Confirm Quantity	\$ -	Confirm Quantity
082000 Wood Doors - Sliding	\$ 45,600	\$ - Confirm Quantity	\$ -	Confirm Quantity
0833500 Hardware	\$ 38,000 In Doors	\$ 58,240		
0833600 Sliding and Roll-up Garage Doors	\$ 38,000	\$ 14,760		
0853000 Wood Frame Windows and Exterior Doors	\$ 360,291	\$ 16,170		
0855000 Exterior Doors	\$ 360,291	\$ 20,000/2 Garage Doors	\$ 51,000	
0855000 Front Entry Door	\$ 360,291	\$ 20,000/2 Garage Doors	\$ 200,650	
0850000 Custom Exterior Doors & Windows	\$ 360,291	\$ 42,950/(3) Custom Mahogany		Confirm Included
0855000 Aluminum Frame Fixed, Sliding, & Tilt/Tilt	\$ 279,500	\$ 15,440/(1) Custom Mahogany		Confirm Included
0840000 Structural Glazing	\$ 2,065,492	\$ 282,509/(3) Custom Vitrocsa	\$ 181,500	Confirm Included
0880000 Glazing - Mirrors (Shower Enc in Specialty)	\$ 2,065,492	\$ 177,231/(3) Custom Vitrocsa	\$ 1,692,225	Custom Vitrocsa
0850000 Skylights (3) Total	\$ 2,065,492	\$ 46,000	\$ 257,960	\$ - Confirm Included
In Struct Glazing				\$ 173,000 Details in Roof 07780

090000 Finishes	\$ 1,024,440	\$ 1,111,270	\$ 1,111,270	\$ 1,186,1245
092000 Drywall	\$ 497,310	\$ 234,000	Too Low?	\$ 479,325
092000 Plaster (GFRG for Gem)	\$ 37,500	Allowance Too Low?	\$ 79,570	Too Low?
093000 Tile / Stone - Material	\$ 205,097	Allowance Too Low?	\$ -	Too High?
093000 Tile / Stone - Installation	\$ -	Confirm Included	\$ 185,725	Too High?
093000 Tile / Stone Sub Floor - Material	\$ -	Confirm Included	\$ 82,240	Too Low?
093000 Tile / Stone Sub Floor - Installation	\$ -	Confirm Included	\$ 8,510	Too Low?
093000 Wood Flooring - Ex g House, Three Floors	\$ -	Confirm Included	\$ 16,850	Too Low?
096000 Wood Flooring - Gem	\$ 222,183	Allowance	\$ -	3/4" Flat Sawn White Oak
096000 Wood Flooring - Dining Pavilion	\$ -	Confirm Included	\$ 252,000	3/4" Q & Rift White Oak
096000 Rubber Floor - Exercise Room	\$ -	Confirm Included	\$ 47,600	3/4" Flat Sawn White Oak
099000 Painting	\$ 62,350	100 Low?	\$ 61,950	3/4" Flat Sawn White Oak
099000 Exterior Painting	\$ -	Confirm Included	\$ 7,000	Paints for Exercise Room
099000 Interior Painting	\$ -	Confirm Included	\$ -	Confirm Included
	\$ 250,000		\$ 30,000	
			\$ 304,925	
		\$ 15,900		\$ 44,350
100000 Specialties	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
108000 Bath Accessories	\$ 2,400	Too Low?	\$ 4,400	By Owner
108000 Bath Accessories - Shower Door / Enclosu	\$ -	Confirm Included	\$ 11,500	Install Only
108000 Window Treatments	Excluded	By Owner	\$ 33,500	Allowance
			\$ 33,500	Details in Glazing 08810
			\$ -	Excluded
		\$ 106,766		\$ 107,000
110000 Equipment	\$ 106,766	\$ 79,400	\$ 79,400	\$ 107,000
114500 Appliances	\$ 106,766	Allowance	\$ 79,400	
114750 Fireplaces	\$ -	Confirm Included	\$ -	
130000 Special Construction	\$ -	\$ -	\$ -	\$ 25,000
130400 Sauna	\$ -	Confirm Included	\$ -	
140000 Conveying Equipment	\$ 85,000	\$ 34,051	\$ 34,051	\$ 90,000
142000 Elevator	\$ 85,000	Excluded	\$ 34,051	
144000 Vehicle Lifts			\$ 90,000	
220000 Plumbing	\$ 198,276	\$ 385,000	\$ 385,000	\$ 289,075
220000 Rough & Finish Plumbing	\$ 198,276	Allowance	\$ 335,000	
220000 Plumbing Fixtures	\$ -	Confirm Included	\$ 50,000	
230000 Mechanical	\$ 858,436	\$ 920,000	\$ 920,000	\$ 733,188
230000 Mechanical	\$ 858,436	In Mechanical	\$ 875,000	
230000 Snow Melt	\$ -	In Mechanical	\$ 45,000	
230000 Radiant Floor Heating	\$ -	In Mechanical	\$ 35,000	
260000 Electrical System	\$ 526,570	\$ 896,390	\$ 896,390	\$ 747,675
161000 Electrical	\$ 346,970	Allowance Too Low?	\$ 537,640	
161500 Emergency Generator	\$ 25,000	Allowance Too Low?	\$ 88,750	
165000 Lighting	\$ 98,350	Allowance Too Low?	\$ 250,000	
167000 Security	\$ 56,250	Allowance	\$ 20,000	
168000 Low Voltage Wiring - Voice / Data / CATV	\$ -	Confirm Included	\$ 25,000	
			\$ 17,500	
				\$ 35,500
330000 Utilities	\$ 87,250	\$ 35,500	\$ 35,500	\$ 67,125
330000 Additional Sewer Connection	\$ 24,750		\$ 54,000	
330000 Upgrade Domestic Water	\$ 27,500		\$ 7,000	
330000 Upgrade Electrical	\$ 35,000		\$ 6,125	
Subtotal House Trade Costs	\$ 13,066,990	\$ 13,288,128	\$ 13,288,128	\$ 12,822,328

Site Construction Costs		Shawmut	CH Newton	Sea-Dar
020000 Site Construction				
024100 Demolition	\$ 927,541 Too High? Need Detail	\$ 85,000 Too Low? Need Details? -		
024100 Demolition of 44	Excluded	Included in Earthwork	Provide Breakdown	Excluded
020250 Pre-Demo for Phasing	\$ - Confirm Included	\$ - Confirm Included	\$ 9,600	
020520 Interior Demo	\$ - Confirm Included	Included in Demo	\$ 47,175	
020540 Exterior Demo	\$ - Confirm Included	\$ - Confirm Included	\$ 34,750	
020550 Structural Demo	\$ - Confirm Included	\$ - Confirm Included	\$ 12,660	
020700 Shoring / Bracing	In Rough Carp	Included in Demo	\$ 10,000	
021000 Earthwork / Site Work & Excavation	\$ 435,712	\$ 435,000 Demo of 44 included	\$ 304,045	
021150 Ledge Removal Allowance	\$ - Confirm Included	\$ - Confirm Included	\$ 177,050	
022500 Underpinning (Trade Clarification 6)	\$ 95,000	\$ 95K in 02250 & 06110	\$ 115,000	
025050 Site Drainage	\$ - Confirm Included	\$ - Confirm Included	\$ 40,000	
028200 Radon Vent	\$ - Confirm Included	\$ - Confirm Included	\$ 2,500	
028200 Site Surveying / Benchmark	\$ - Confirm Incl / Exc	\$ - Confirm Incl / Exc	\$ 10,000	
280000 Hazardous Materials	Excluded	\$ - Confirm Incl / Exc	Excluded	
Subtotal Site Construction Costs	\$ 1,458,253	\$ 520,000	\$ 762,780	
Fees, Overhead & Profit		Shawmut	CH Newton	Sea-Dar
000000 Fees, Overhead & Profit				
000000 Permits	\$ 145,190 Too High?	In OH&P	\$ 70,000	\$ 81,511
000000 General Liability Insurance	\$ 508,153 Too High?	In OH&P	Need Breakdown	\$ 229,599
000000 Builder's Risk Insurance	\$ 108,893	In OH&P	Included Or By Owner	Too Low?
000000 Contractor Contingency	\$ - Confirm Included	\$ - Confirm Included	\$ 683,331	By Owner
000000 Performance Bonds	Excluded	\$ - Confirm Excluded	Excluded	5% Trade + Site Costs
000000 Overhead & Profit	\$ 1,451,713 (10% of Trade+Site Co)	\$ 2,220,500 (16% of All Costs)	\$ 874,773	6% of Trade+Site Costs
Subtotal Fees, Overhead, and Profit	\$ 2,213,959	\$ 2,290,500	\$ 1,869,214	
GRAND TOTAL HOUSE & SITE COSTS	\$ 16,739,202	\$ 16,098,628	\$ 15,454,322	
Landscape Costs		Shawmut	CH Newton	Sea-Dar
020000 Landscape				
023000 Landscape	\$ 3,306,337	\$ 2,914,583	\$ 3,167,072	
024000 Tennis Court	\$ 93,043	\$ 95,300	\$ 95,300	
Subtotal Landscape Trade Costs	\$ 3,399,380	\$ 3,009,883	\$ 3,262,372	
000000 Landscape Permits				
000000 Landscape General Liability Insurance	\$ 34,057	\$ In House Fees	\$ 19,574	
000000 Landscape Builder's Risk Insurance	\$ 119,199	In OH&P	\$ 53,824	
000000 Landscape Contractor Contingency	\$ 25,543	In OH&P	\$ - By Owner	
000000 Performance Bonds	\$ - Confirm Included	Confirm Included	\$ 82,049	2.50%
000000 Landscape Overhead & Fee	Excluded	\$ - Confirm Excluded	Excluded	
Subtotal Landscape Fees, OH&P	\$ 519,323	\$ 481,581	\$ 102,535	3% Land Costs, Low?
TOTAL LANDSCAPE COSTS	\$ 3,918,703	\$ 3,491,464	\$ 3,520,354	
GRAND TOTAL ALL COSTS	\$ 20,657,905	\$ 19,590,092	\$ 18,974,676	

38 Highgate Budget Estimate

Estimates Received 8/16/2017

16,050 Square Feet

Schedule Duration	Shawmut	CH Newton	Sea-Dar
	30.5 Months	24 Months	30 Months
House Trade Costs			
010000 Preconstruction	\$ 104,910	\$ 6.54	In Gen Conditions
010000 General Conditions	\$ 3,000,000	\$ 186.92	\$ 1,094,957
019250 Phasing	\$ 106,502	\$ 6.64	\$ 136,080
013000 Final Cleaning	\$ 30,000	\$ 1.87	\$ 9,750
033000 Concrete	\$ 304,069	\$ 18.95	\$ 2,308,219
042000 Masonry / Brick	\$ 112,211	\$ 6.99	\$ 45,000
044000 Stone	\$ 1,568,600	\$ 97.73	\$ 255,000
051000 Structural Steel	\$ 219,604	\$ 13.68	\$ 292,625
053000 Ornamental Metal	In Roofing		\$ 57,300
060000 Exterior Trim	\$ -	\$ -	\$ 216,634
060000 Wood Siding	\$ -	\$ -	\$ 71,056
061000 Rough Carpentry	\$ 437,030	\$ 27.23	\$ 787,375
064000 Millwork	\$ 1,317,189	\$ 82.07	\$ 1,419,705
071000 Waterproofing	\$ 81,228	\$ 5.06	\$ 195,000
072000 Insulation	In Drywall		\$ 135,365
074000 Roofing Traditional	\$ 81,976	\$ 5.11	\$ 149,375
074000 Roofing Pavillons	\$ 20,400	\$ 1.27	\$ 31,050
074100 Metal Panels	\$ -	\$ -	\$ -
075000 Flashings & Sheetmetal	\$ 5,250	\$ 0.33	\$ 15,000
082000 Wood Doors	\$ 45,600	\$ 2.84	\$ 73,000
083500 Hardware	In Wood Doors		\$ 16,170
083600 Sliding & Roll Up Garage Doors	\$ 38,000	\$ 2.37	\$ 20,000
085000 Wood Frame Windows & Ext Doo	\$ 360,291	\$ 22.45	\$ 340,899
085000 Aluminum Framed-fixed, sliding	\$ 279,500	\$ 17.41	\$ 177,231
084000 Structural Glazing	\$ 2,065,492	\$ 128.69	\$ 1,705,866
088000 Skylights	In Glazing		\$ 257,960
092000 Drywall	\$ 534,810	\$ 33.32	\$ 313,570
093000 Tile / Stone	\$ 205,097	\$ 12.78	\$ 163,700
096000 Wood Flooring	\$ 222,183	\$ 13.84	\$ 259,000
099000 Painting	\$ 62,350	\$ 3.88	\$ 375,000
100000 Specialties - Bath Accessories	\$ 2,400	\$ 0.15	\$ 15,900
110000 Equipment	\$ 106,766	\$ 6.65	\$ 79,400
130000 Sauna	\$ -	\$ -	\$ -
142000 Elevator	\$ 85,000	\$ 5.30	\$ 34,051
220000 Rough & Finish Plumbing	\$ 198,276	\$ 12.35	\$ 335,000
220000 Plumbing Fixtures	In R&F Plumbing		\$ 50,000
230000 HVAC	\$ 858,436	\$ 53.49	\$ 920,000
260000 Electric	\$ 346,970	\$ 21.62	\$ 537,640
260000 Emergency Generator	\$ 25,000	\$ 1.56	\$ 88,750
265000 Lighting	\$ 98,350	\$ 6.13	\$ 250,000
270000 Security	In Tel / Data		\$ 20,000
270000 Tel / Data	\$ 56,250	\$ 3.50	\$ -
330000 Additional Sewer Connection	\$ 24,750	\$ 1.54	\$ -
330000 Upgrade Domestic Water	\$ 27,500	\$ 1.71	\$ -
330000 Upgrade Electrical	\$ 35,000	\$ 2.18	\$ 35,500
Subtotal House Trade Costs	\$ 19,066,990	\$ 814.14	\$ 13,288,128
Site Construction Costs			
020000 Demolition	\$ 1,022,541	\$ 63.71	\$ 85,000
020000 Earthwork	\$ 435,712	\$ 27.15	\$ 435,000
Subtotal Site Construction	\$ 1,458,253	\$ 90.86	\$ 520,000
Fees / OH&P			
Permits	\$ 145,190	\$ 9.05	\$ 70,000
Insurance	\$ 617,056	\$ 38.45	In OH&P
OH&P	\$ 1,451,713	\$ 90.45	\$ 2,220,500
Construction Contingency	\$ -		\$ 138.35
Subtotal Fees / OH&P	\$ 2,213,959	\$ 137.94	\$ 2,290,500
GRAND TOTAL TRADES & SITE	\$ 16,739,202	\$ 1,042.94	\$ 16,098,628
			\$ 1,003.03
			\$ 15,454,322
			\$ 962.89

Landscape Costs						
020000 Landscape	\$ 3,306,337	\$ 206.00	\$ 2,914,583	\$ 181.59	\$ 3,167,072	\$ 197.33
020000 Tennis Court	\$ 93,043	\$ 5.80	\$ 95,300	\$ 5.94	\$ 95,300	\$ 5.94
Subtotal Landscape Costs	\$ 3,399,380	\$ 211.80	\$ 3,009,883	\$ 187.53	\$ 3,262,372	\$ 203.26
Landscape Fees						
Permits, Insurance, OH&P	\$ 519,323	\$ 32.36	\$ 481,581	\$ 30.01	\$ 175,933	\$ 10.96
Construction Contingency	\$ -	\$ -	\$ -		\$ 82,049	
Subtotal Landscape Fees	\$ 519,323	\$ 32.36	\$ 481,581	\$ 30.01	\$ 257,982	\$ 16.07
GRAND TOTAL LANDSCAPE	\$ 3,918,703	\$ 244.16	\$ 3,491,464	\$ 217.54	\$ 3,520,354	\$ 219.34

GRAND TOTAL ALL COSTS	\$ 20,657,905	\$ 1,287.10	\$ 19,590,092	\$ 1,220.57	\$ 18,974,676	\$ 1,182.22
------------------------------	----------------------	--------------------	----------------------	--------------------	----------------------	--------------------

38 Highgate Budget Estimate

Estimates Received 8/16/2017

Site Construction Costs		Shawmut	CH Newton	Sea-Dar					
		Costs	Notes	Costs	Notes	Costs	Notes	Costs	Notes
020000 Site Construction									
024100 Demolition		\$ 927,541 Too High? Need Detail		\$ 85,000 Too Low? Need Details?					
024100 Demolition of 44	Excluded	\$ - Confirm Included	Included in Earthwork	Provide Breakdown Excluded	\$ 9,600				
020250 Pre-Demo for Phasing		\$ - Confirm Included	Included in Demo	\$ - Confirm Included	\$ 47,175				For Salvaged Items in 44
020520 Interior Demo		\$ - Confirm Included		\$ - Confirm Included	\$ 34,750				
020540 Exterior Demo		\$ - Confirm Included		\$ - Confirm Included	\$ 12,650				
020550 Structural Demo		\$ - Confirm Included		Included in Demo	\$ 10,000				
020700 Shoring / Bracing	In Rough Carp	\$ 435,712		\$ 435,000 Demo of 44 included	\$ 304,045				
021000 Earthwork / Site Work & Excavation		\$ - Confirm Included		\$ - Confirm Included	\$ 177,950				Allowance
021150 Ledger Removal Allowance		\$ 95,000	95K in 02250 & 06110	\$ - Confirm Included	\$ 115,000				Allowance
022500 Underpinning (Trade Clarification 6)		\$ - Confirm Included		\$ - Confirm Included	\$ 40,000				
025050 Site Drainage		\$ - Confirm Included		\$ - Confirm Included	\$ 2,500				
028200 Radon Vent		\$ - Confirm Incl / Exc		\$ - Confirm Incl / Exc	\$ 10,000				Excl in Gen Cond Details?
028200 Site Surveying / Benchmark	Excluded			\$ - Confirm Incl / Exc	Excluded				
Subtotal Site Materials		\$ 1,458,253		\$ 520,000					
000000 Permits		\$ 14,519		\$ 2,590					
000000 General Liability Insurance		\$ 50,816	In OH&P	\$ 4,565					
000000 Builder's Risk Insurance		\$ 10,889	In OH&P	\$ 12,858					
000000 Contractor Contingency	Excluded	\$ - Confirm Included		\$ - Confirm Included	\$ -				By Owner
000000 Performance Bonds			10% of Site Costs,	\$ - Confirm Excluded	\$ 38,267				5% Site Costs
000000 Landscape Overhead & Fee		\$ 145,171 Too High?		\$ 16% of Site Costs,					
Subtotal Site Fees, OH&P		\$ 221,396 Extrapolated		\$ 84,749 Extrapolated					
Total Site Construction Costs		\$ 1,679,649		\$ 604,749					\$ 867,456

Landscape Costs		Shawmut	CH Newton	Sea-Dar					
		Costs	Notes	Costs	Notes	Costs	Notes	Costs	Notes
020000 Landscape									
023000 Landscape		\$ 3,306,337		\$ 2,914,583					
024000 Tennis Court		\$ 93,043		\$ 95,300					
Subtotal Landscape Trade Costs		\$ 3,399,380		\$ 3,009,883					\$ 3,262,372
000000 Landscape Permits		\$ 34,057		\$ - In House Fees					
000000 Landscape General Liability Insurance		\$ 119,199		Need Breakdown					
000000 Landscape Builder's Risk Insurance		\$ 25,543		In OH&P					
000000 Landscape Contractor Contingency	Excluded	\$ - Confirm Included		In OH&P					
000000 Performance Bonds			10% Landscape	Included or By Owner	\$ 19,574				
000000 Landscape Overhead & Fee		\$ 340,523 Costs, Too High?		Confirm Included	\$ 53,824				
Subtotal Landscape Fees, OH&P		\$ 519,323 Extrapolated		\$ 481,581 Extrapolated					\$ 102,535
Total Landscape Costs		\$ 3,918,703		\$ 3,491,464					\$ 3,520,354